

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S Oldfield Court, 480' S
of Meadow Glen Road
15th Election District
5th Councilmanic District
(19 Oldfield Court)

Eleanor & Aniceto Paliangavan, Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-327-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Eleanor and Aniceto Paliangavan, Jr. The variance request is for property located at 19 Oldfield Court in the Middle River area of Baltimore County. The variance request is from Section 1B01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and (V.B.6.b. of the Comprehensive Manual of Development Policies (C.M.D.P.), to permit an existing single-family dwelling with an addition to have a window to property line setback of 9 ft. in lieu of the required 15 ft. and to amend the final development plan. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

FILED
3/8/02
R. J. JAMES


requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

As of the date of this Order, the Department of Environmental Protection and Resource Management (DEPRM) has not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM upon completion of their review.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of March, 2002, that a variance from Section 1B01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and (V.B.6.b. of the Comprehensive Manual of Development Policies (C.M.D.P.)), to permit an existing single-family dwelling with an addition to have a window to property line setback of 9 ft. in lieu of the required 15 ft. and to amend the final development plan, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

3/5/02
R. G. [unclear]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 8, 2002

Mr. & Mrs. Aniceto Paliangavan, Jr.
19 Oldfield Court
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 02-327-A
Property: 19 Oldfield Court

Dear Mr. & Mrs. Paliangavan:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Gregory A. Falter
Patio Enclosures, Inc.
224 8th Avenue, NW
Glen Burnie, MD 21061

----- Come visit the County's Website at www.co.ba.md.us -----



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

7/00d

for the property located at 19 oldfield court. baltimore md 21220
which is presently zoned DR - 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1301.2.C.6 BCZR

(V.B.G.B. CMDR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A WINDOW TO PROPERTY LINE
SETBACK OF 9' IN LIEU OF THE REQUIRED 15'. AND TO
AMEND THE FINAL DEVELOPMENT PLAN,

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee.

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Eleanor Paliangayan

Name - Type or Print

Signature

Aniceto Paliangayan Jr.

Name - Type or Print

Signature

19 Oldfield Ct.

410-780-1989

Address

Telephone No.

Baltimore Md. 21220

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc., (Gregory A. Falter)

Name

224 8th ave . NW

410-760-1919

Address

Telephone No.

Glen Burnie MD 21061

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-327-A

Reviewed By

CTM

Date

2/5/02

Estimated Posting Date

2/17/02

REV 9/15/98

2/10/02
R. J. [Signature]
[Stamp]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at - 19 Oldfield Court.

Address

- Baltimore MD 21220

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X Eleanor Paliangayan
Signature

X Aniceto Paliangayan Jr.
Signature

Eleanor Paliangayan

Name - Type or Print

Aniceto Paliangayan Jr.

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of FEBRUARY, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ELEANOR PALIANGAYAN & ANICETO PALIANGAYAN JR.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

2/1/02

Notary Public

My Commission Expires

11/1/05

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 19 Oldfield Court.

Address

Baltimore MD 21220

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X Eleanor Paliangayan
Signature

Eleanor Paliangayan

Name - Type or Print

X Aniceto Paliangayan Jr.
Signature

Aniceto Paliangayan Jr.

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of FEBRUARY, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ELEANOR PALIANGAYAN & ANICETO PALIANGAYAN JR.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

2/1/02
Date

[Signature]
Notary Public
My Commission Expires 11/1/05



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

Flood

for the property located at 19 oldfield court. baltimore md 21220
which is presently zoned DR - 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B01.2.C.G BCZR

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION TO HAVE A WINDOW TO PROPERTY LINE SETBACK OF
9' IN LIEU OF THE REQUIRED 15'. AND TO AMEND
THE FINAL DEVELOPMENT PLAN.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee.

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Eleanor Pallangayan

Name - Type or Print

Signature

Aniceto Pallangayan Jr.

Name - Type or Print

Signature

19 Oldfield Ct.

410-780-1989

Address

Telephone No.

Baltimore Md. 21220

State

Zip Code

Representative to be Contacted:

Patio Enclosures Inc.. (Gregory A. Falter)

Name

224 8th ave . NW

410-760-1919

Address

Telephone No.

Glen Burnie MD 21061

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-327-A

Reviewed By CTM

Date 2/5/02

REV 9/15/98

Estimated Posting Date 2/17/02

ZONING DESCRIPTION FOR
19 OLDFIELD CT. BALT. MD 21220

Beginning at a point on the southwest side of Oldfield ct.
which is 30' wide at the distance of 480' south of the nearest
improved intersecting street Meadow Glen rd, which is 30' wide.

Being lot # 44, Block ___, Section 1 in the subdivision of
Rohe Farm as recorded in county plat book #64 , folio # 111
containing 5,052 square feet. Also known as 19 Oldfield ct.
located in the 15th election district, 5th council manic district.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **09951**

DATE 2/5/02 ACCOUNT R001 006 6150

AMOUNT \$ 160.00

RECEIVED FROM: PATIO ENCLOSURES

OR: VARINICE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
2/05/2002 2/05/2002 11:32:57

REG MS05 CASHIER R005 LRB DRAWER 5

>> RECEIPT # 248768 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 009951

Recpt Tot 100.00

100.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-327-A

Petitioner/Developer: PATIO ENCLOSURES FOR
ELEAHOR ET COHN PALIANGAYAN

Date of Hearing/Closing: 3-4-2002

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

19 OLDFIELD COURT

The sign(s) were posted on _____

FEB. 15TH, 2002

(Month, Day, Year)

Sincerely,


(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # Q2-327-A

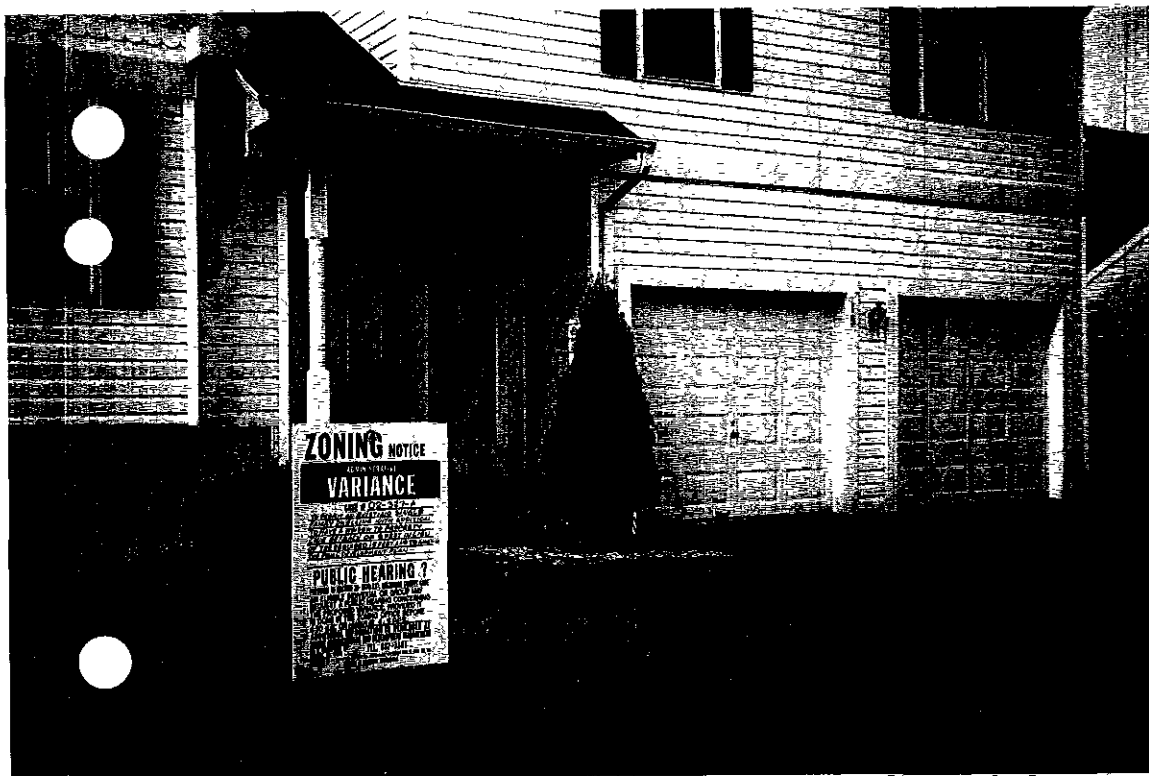
TO PERMIT AN EXISTING SINGLE
FAMILY DWELLING WITH ADDITION
TO HAVE A WINDOW TO PROPERTY
LINE SETBACK OF STREET IN LIEU
OF THE REQUIRED 15 FEET AND TO AMEND
THE FINAL DEVELOPMENT PLAN

PUBLIC HEARING ?

PURSUANT TO SECTION 24-137(c)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON MARCH 4, 2009.

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
100 N. PATTERSON ST.
BALTIMORE, MD 21202
TEL. 887-3391

IF YOU HAVE ANY QUESTIONS OR NEED MORE INFORMATION, PLEASE CALL OR VISIT OUR WEBSITE.
OFFICE OF ZONING ADMINISTRATION



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-327A.

Petitioner: _____

Address or Location: 19 Oldfield Court. Baltimore MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patio Enclosures

Address: 224 8TH Ave. NW

Glen Burnie MD 21061

Telephone Number: 410-760-1919

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 02- 327 -AAddress 19 OLD FIELD CTContact Person: LLOYD T. MOXLEY

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 2/5/02Posting Date: 2/17/02Closing Date: 3/4/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMATCase Number 02- 327 -AAddress 19 OLD FIELD CTPetitioner's Name ELEANOR PALIANGAYANTelephone 410 780 1989Posting Date: 2/17/02Closing Date: 3/4/02

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION TO HAVE A WINDOW TO PROPERTY 4'1" SETBACK OF 9' IN
LIEU OF THE REQUIRED 15'. ALSO TO AMEND THE
FINAL DEVELOPMENT PLAN.

WCR - Revised 6/28/00

I HAVE RECEIVED POSTING INFO G.M.F.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 4, 2002

Eleanor & Aniceto Paliangavan Jr
19 Oldfield Court
Baltimore MD 21220

Dear Mr. & Mrs. Paliangavan:

RE: Case Number: 02-327-A, 10 Oldfield Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 5, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Gregory A Falter, Patio Enclosures Inc, 224 8th Avenue NW, Glen Burnie 21061
People's Counsel


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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: March 21, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 4, 2002
Item Nos. 314, 315, 316, 319, 320,
321, 322, 323, 324, 327, 328 and
329

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File

ZAC-3-4-2002-NO COMMENT ITEMS-03212002.doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 28, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 25, 2002

Item No.: 285, 318, 320, 322, 324, 327, 329, 330

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TBT*

DATE: March 25, 2002

Zoning Advisory Committee Meeting of February 25, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

285, 314-325, 327-329

AY
3/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 1, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 19 Oldfield Court

INFORMATION:

Item Number: 02-327

Petitioner: Eleanor Paliangayan

Zoning: DR 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow an addition (sun-room on top of an existing deck) to have a window to property line setback of 9 feet in lieu of the minimum required 15 feet provided there are no objections from the adjacent property owners.

Prepared by: Mark A. Cunningham

Section Chief: [Signature]

AFK/LL:MAC:

MAK



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 2.22.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 327 JSS

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

1- Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested shall be granted in part and denied in part.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of December, 1994 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: Variance Request No. 1 - From Section 1B01.7.C.2.a of the B.C.Z.R. and Section V.B.5.a of the C.M.D.P. to permit a rear window to tract boundary setback of 30 feet in lieu of the required 35 feet for Lots 5 through 14; Variance Request No. 2 - from Section 1B01.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the C.M.D.P. to permit a side building face to side building face setback of 25 feet in lieu of the required 120 40-foot window to window setback for Lots 1 through 14, 36 through 40, 47 through the west side of Lot 54, and Lots 62 through 65; Variance Request 118 No. 3 - from Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3.b of the C.M.D.P. to permit a height to height setback of 25 feet in lieu of the 116 required 40 feet for elevation heights of 30 feet for Lots 1 through 14, 36 through 40, 47 through 54 and 62 through 65; Variance Request No. 4 - 114 from Section 1B01.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the C.M.D.P. to permit a side building face to side building face setback of 16 feet in lieu of the required 40-foot window to window setback between 112 Lots 15 through 35, Lots 41 through the east side of Lot 46, Lot 55 and the east side of Lot 56, and Lots 57 through 61; Variance Request No. 5 - 110 from Section 1B01.2.C.1 and Section V.B.3.b to permit a height to height setback of 16 feet in lieu of the required 40 feet for elevation heights 108 of 30 feet between Lots 15 through 35, 41 through 46 and 55 through 61; and Variance Request No. 6 - from Section 1B01.2.C.2.a of the B.C.Z.R. and 10 Section V.B.5.a of the C.M.D.P. to permit a side building face to tract boundary setback of 20 feet for Lots 46 and 55 and 25 feet for Lot 54 in lieu of the required 35 feet for each, be and are hereby GRANTED, subject to the following restrictions:

1. The Petitioners may apply for their building and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason this Order is reversed, the relief granted herein shall be rescinded.

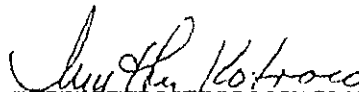
02-327A

2) There shall be no windows in the sides of the proposed dwellings on Lots 46, 54 facing the Razier home at 1013 Rohe Farm Lane. Furthermore, there shall be no windows in the west side of the proposed dwelling on Lot 56 facing the Pierart home at 1011 Rohe Farm Lane.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B(1.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the C.M.D.P. to permit a side building face to side building face setback of 25 feet in lieu of the required 40-foot window to window setback for the east side of Lot 54, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B(1.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the C.M.D.P. to permit a side building face to side building face setback of 16 feet in lieu of the required 40-foot window to window setback for the west sides of Lots 46 and 56 be and is hereby DENIED.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjjs

GEORGE WILLIAM STEPHENS, JR.

P.O.B.
EX R/W
PLAT 79/25
EHK, J- GOF

IN RE: PETITION FOR VARIANCE * BEFORE THE
NE/S Bird River Road at Meadow *
Glen and Rohe Farm Lane * DEPUTY ZONING COMMISSIONER
15th Election District *
5th Councilmanic District * OF BALTIMORE COUNTY

Rohe Farm Lane Dev., Inc. * Case No. 95-121 A
Petitioner

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will only restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

REAMES
ROAD

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested shall be granted in part and denied in part.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of December, 1994 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: Variance Request No. 1 - From Section 1B01.2.C.2.a of the B.C.Z.R. and Section V.B.5.a of the C.M.D.P. to permit a rear window to tract boundary setback of 30 feet in lieu of the required 35 feet for Lots 5 through 14; Variance Request No. 2 - from Section 1B01.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the C.M.D.P. to permit a side building face to side building face setback of 25 feet in lieu of the required 120 40-foot window to window setback for Lots 1 through 14, 36 through 40, 47 through the west side of Lot 54, and Lots 62 through 65; Variance Request No. 3 - from Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3.b of the C.M.D.P. to permit a height to height setback of 25 feet in lieu of the required 40 feet for elevation heights of 30 feet for Lots 1 through 14, 36 through 40, 47 through 54 and 62 through 65; Variance Request No. 4 - from Section 1B01.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the C.M.D.P. to permit a side building face to side building face setback of 16 feet in lieu of the required 40-foot window to window setback between Lots 15 through 35, Lots 41 through the east side of Lot 46, Lot 55 and the east side of Lot 56, and Lots 57 through 61; Variance Request No. 5 - from Section 1B01.2.C.1 and Section V.B.3.b to permit a height to height setback of 16 feet in lieu of the required 40 feet for elevation heights of 30 feet between Lots 15 through 35, 41 through 46 and 55 through 61; and Variance Request No. 6 - from Section 1B01.2.C.2.a of the B.C.Z.R. and Section V.B.5.a of the C.M.D.P. to permit a side building face to tract boundary setback of 20 feet for Lots 46 and 55 and 25 feet for Lot 54 in lieu of the required 35 feet for each, be and are hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building and be granted same upon receipt of this Order; Petitioners are hereby made aware that proceedings at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason this Order is reversed, the relief granted herein shall be rescinded.

2) There shall be no windows in the sides of the proposed dwellings on Lots 46, and 54 facing the Frazier home at 1013 Rohe Farm Lane. Furthermore, there shall be no windows in the west side of the proposed dwelling on Lot 56 facing the Pierpont home at

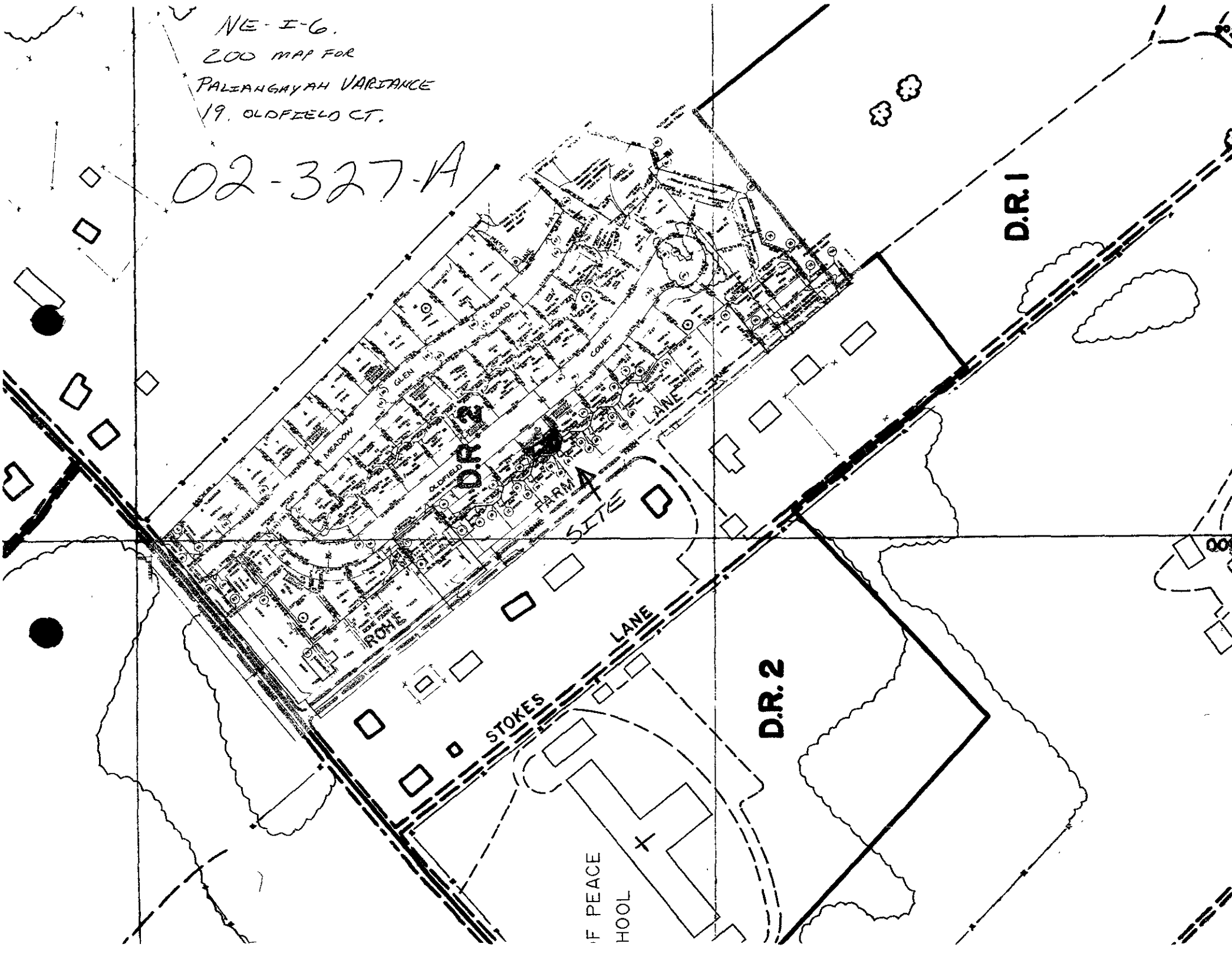
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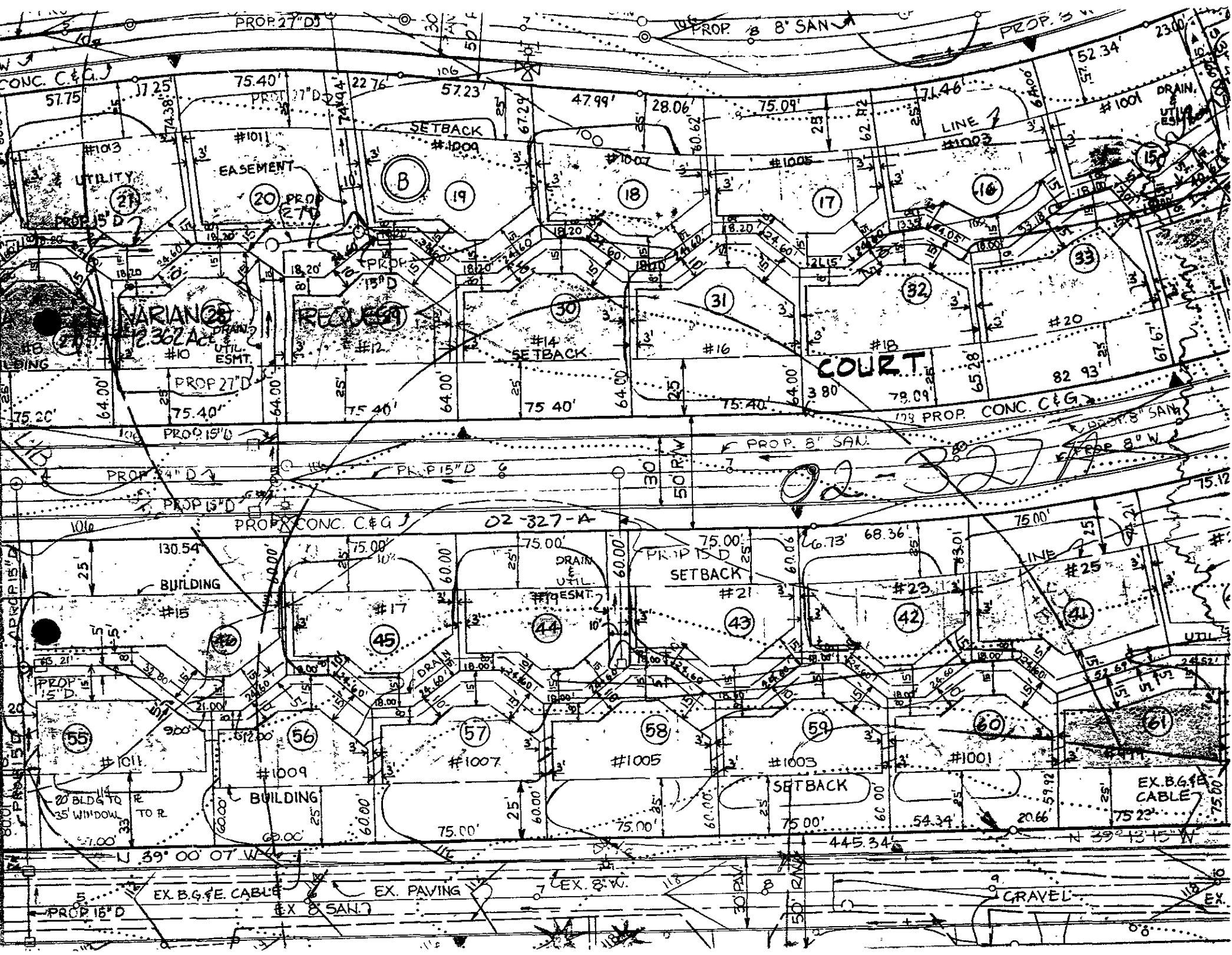
P.C.B.

ROAD
RIVER

NE-I-6.
200 MAP FOR
PALZANGAYAH VARIANCE
19. OLDFIELD CT.

02-327-A





CASE
(RONE-FARM.) 02-3271A



LEFT SIDE OF HOME AS SEEN FROM FRONT STREET

REAR OF PROPERTY AS SEEN FROM THE R.T SIDE



RIGHT SIDE OF HOME AS SEEN FROM FRONT STREET

REAR OF PROPERTY AS SEEN FROM THE RT. SIDE

19 OLDFIELD CT.